

Good afternoon David

Hope you are well.

I am reviewing the above application. I am not sure whether anything new has been submitted recently in respect to the flood risk and drainage – and would suggest our previous comments from January still stand. Whilst there are flow routes through the site, I am not aware of any particular drainage or flood risk issues associated with the access to the site, but suggest you are guided by our Highways team in this respect.

If I have missed something please let me know and I'll review again.

Regards,

Helen

Helen Smith

Sustainable Drainage Officer – Flood Risk Management
Community Infrastructure Commissioning

As a result of Coronavirus, all Somerset County Council staff have been asked to work from home, where this is practically possible, or to support other services if their role is not critical to the Coronavirus response. This will have an impact on our ability to deliver some services, so we thank you for your patience and understanding during this difficult time.

☰ Somerset County Council | PP B2E 2a | County Hall | The Crescent | Taunton | TA1 4DY |

☎ Tel: 01823 356149 / 07977 402505 | ✉ E-mail: HSmith@somerset.gov.uk | 🌐 Web: www.somerset.gov.uk.

**Please note my new working pattern is:
Monday, Tuesday, Thursday 9:30 – 14:30, Wednesday 9:00 – 16:30 (Term Time)
Monday, Wednesday, Thursday 9:00 - 16:45 (School Holidays)**



From: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>

Sent: 22 April 2020 20:05

To: Lead Local Flood Authority <LLFA@somerset.gov.uk>

Subject: RE: Planning consultation - Amended plans for application 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)

No problems Aimee. Thanks for letting me know.
Cheers
Dave

David Kenyon
Planning Consultant - Development Management

Service Delivery
South Somerset District Council

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From: Lead Local Flood Authority <LLFA@somerset.gov.uk>

Sent: 21 April 2020 10:20

To: David Kenyon <David.Kenyon@SouthSomerset.Gov.Uk>

Cc: Lead Local Flood Authority <LLFA@somerset.gov.uk>

Subject: RE: Planning consultation - Amended plans for application 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)

Hi David,

Could we request some more time on this application, potentially until the 4th May?

Kind regards,

Aimee-Kate Ansell

Graduate– Flood Risk Management
Community Infrastructure Commissioning

Somerset County Council | PP B2E 2a | County Hall | The Crescent | Taunton | TA1 4DY |



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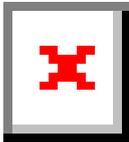
From: PlanningTechnicalAdmin <PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>

Sent: 07 April 2020 13:12

To: Lead Local Flood Authority <LLFA@somerset.gov.uk>; Charlie Field <CWField@somerset.gov.uk>; Frances Gully <FCGully@somerset.gov.uk>; Estates <Estates@somerset.gov.uk>; 'Docosomerseteast@avonandsomerset.police.uk' <Docosomerseteast@avonandsomerset.police.uk>; 'Historicenvironment@swheritage.org.uk' <Historicenvironment@swheritage.org.uk>; Nwx.sp@environment-agency.gov.uk; Simon Breeze <SBreeze@somerset.gov.uk>; enhPollution <enhpollution@SouthSomerset.Gov.Uk>; E-swest@HistoricEngland.org.uk; Mineral and Waste <MineralandWaste@somerset.gov.uk>; Consultations@naturalengland.org.uk; 'ianlongden@nhs.net' <ianlongden@nhs.net>; 'adam.hann2@nhs.net' <adam.hann2@nhs.net>; Stephen Fox <Stephen.Fox@SouthSomerset.Gov.Uk>; Ceri Owen <Ceri.Owen@SouthSomerset.Gov.Uk>; StrategicPlanning <StrategicPlanning@SouthSomerset.Gov.Uk>; PlanningPolicy <planningpolicy@SouthSomerset.Gov.Uk>; Rights of Way team mailbox <RightsofWay@somerset.gov.uk>; Jo Calvert <Jo.Calvert@SouthSomerset.Gov.Uk>; Suzanne Naylor <Suzanne.Naylor@somersetwaste.gov.uk>; Liz Jones - Somerset Waste <Liz.Jones@somersetwaste.gov.uk>; Brett Carter <Brett.Carter@somersetwaste.gov.uk>

Subject: Planning consultation - Amended plans for application 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)

South Somerset District Council



Development Management
The Council Offices, Brympton Way, Yeovil, Somerset, BA20 2HT
Telephone: (01935) 462462
Website: www.southsomerset.gov.uk

Simon Fox – Lead Specialist – Planning

Date: 7 April 2020

Our Ref: **19/03416/OUT/David Kenyon**

Tel No: **01935 462091**

Email: david.kenyon@southsomerset.gov.uk

PLANNING APPLICATION CONSULTATION AMENDED PLANS / ADDITIONAL INFORMATION

Application No: **19/03416/OUT**

Proposal: **Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access).**

Location: **Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)**

As a result of negotiations with the agent/applicant amended drawings / additional information have been received for this application. Details of the amendments are:

The Council has received a revised masterplan, a Transport Assessment Addendum and a letter dated 10 March 2020 and subsequent email correspondence, all of which have been uploaded on to the website.

In an email dated 30 March, the agent expresses the opinion that the Revised Masterplan addresses Historic England's concern over the layout of the proposed development and its potential harm on the setting of the listed building. The units to the rear of the listed building have been removed and a substantial buffer is now proposed around the listed building to protect its setting. Historic England have verbally advised they are comfortable with these revisions and they are now awaiting their formal opportunity to comment on the revised layout through the application process. The Transport Assessment Addendum sets out the applicant's response to the comments of SCC Highways which has been agreed verbally and incorporates the 2025 sensitivity tests which SCC Highways requested. Please note the modelling shows a similar set of results to the 2021 models.

Documents relating to this application can be viewed on our website www.southsomerset.gov.uk

If you have any comments on the revisions please let me have them by **28 April 2020**. If you require any further information in the meantime please contact **David Kenyon 01935 462091**.

Yours sincerely,

David Kenyon
Specialist, Development Management

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